

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/34 Belair Avenue Glenroy VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,500

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|---------------------------------------|-----------|-----------|
| 3/28 Prospect Street Glenroy VIC 3046 | \$551,000 | 21-Mar-20 |
| 1/8 Murrell Street Glenroy VIC 3046 | \$530,000 | 16-Mar-20 |
| 3/39 Belair Avenue Glenroy VIC 3046 | \$512,500 | 30-Apr-20 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 May 2020



3/28 Prospect Street Glenroy VIC 3046

Sold Price **\$551,000** Sold Date **21-Mar-20**

 2  1  1

Distance **0.64km**

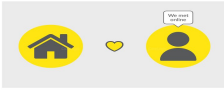


1/8 Murrell Street Glenroy VIC 3046

Sold Price **\$530,000** Sold Date **16-Mar-20**

 2  1  1

Distance **0.59km**



3/39 Belair Avenue Glenroy VIC 3046

Sold Price **\$512,500** Sold Date **30-Apr-20**

 2  1  1

Distance **0.41km**

Our auctions are now online and over the phone.

RS = Recent sale UN = Undisclosed Sale

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